

**AADP Joint Policy Committee
Loudoun County/Town of Leesburg**

**Wednesday, April 2, 2008
5:00 p.m.**

Leesburg Town Hall—Lower Level Meeting Room

Meeting Summary

Committee Members Present:

Leesburg Town Council
Board of Supervisors
Leesburg Planning Commission
County Planning Commission

Kevin Wright and Marty Martinez
Sally Kurtz, Chair and Kelly Burk
Earl Hoovler and Doris Kidder
Gigi Robinson

Committee Members Absent:

County Planning Commission

Erin Austin

1. Opening and Approval of Minutes

Supervisor Kurtz called the meeting to order at 5:05. The Committee approved the January 10, 2008, Committee meeting minutes as presented in Attachment 1.

2. Input Meetings Recap/Summary (Attachment 2)

The Committee discussed the need to address a major concern raised by property owners at the two input meetings—the zoning classification of their land when annexed into the town. The Committee directed staff (1) to address how to zone properties at annexation and (2) to develop town zoning that would implement the Town Plan designations, while being sensitive to rights under current zoning and allowing existing uses to continue.

3. Properties Adjoining Sycolin Creek (Attachment 5)

The Committee reviewed a table and set of maps of properties that lie on both sides of Sycolin Creek or Dulles Greenway, being partially in the annexation area. The Committee generally agreed with staff concerns noted in the table to include or exclude the properties from the annexation area. The Committee asked staff to prepare a new map of the annexation area reflecting the inclusions/exclusions suggested in the table. The Committee also noted that Mr. Dyroff needed to be contacted to discuss his property at the southeast corner of Cochran Mill and Sycolin Roads, its location in the floodplain, his expectations about use of his property after annexation, and his reaction to a possible exclusion of his property from the annexation area.

The Committee also discussed the request of property owners west of the Greenway and south of Heritage High School, who have requested to be included in the annexation area. Leesburg Deputy Director of Utilities Aref Etemadi expressed concern about the cost of extending sewer lines to those properties, raised the question of whether other properties in the area should be considered for connection to the town sewer system, and advocated extending the annexation area to the limit of the watershed south of Sycolin Creek. Regarding the last item, Committee members expressed reluctance to extend the annexation

area (and town utilities) into the Transition Policy Area of the county's Revised General Plan.

Debbie Welsh, representing the Ormes, notified the Committee that the property owners were interested in having the 10-acre portion of their property north of the Greenway to be included within the annexation area; this would require subdividing that portion from the main piece of the property, which is south of Dulles Greenway. The Committee agreed to include that property in the annexation area.

With that amendment, and with the understanding that Mr. Dyroff needs to be contacted for further information, the Committee accepted the staff suggestions in the table (Attachment 5).

4. Next Meeting Date

Susan Berry-Hill told the committee that county staff will be meeting with County Attorney Jack Roberts to talk about county issues. She asked that the agenda for the next meeting include a County Attorney report of that meeting.

The Committee asked that an update on the boundary line adjustment of Veterans Park be a part of the County Attorney's agenda item for next month.

The Committee agreed to meet next on Wednesday, May 7, at 5:00 p.m., in the Lovettsville Room in the County government building.

Supervisor Kurtz adjourned the meeting at 6:10 p.m.

Town Zoning Uses Comparison Table

Use Type	O-1	New Office	I-1	New Lt Industry
Agriculture				
Farming		X	P	X
Nursery		X	P	P
Stable		X	P	X
Commercial Uses				
Bank with drive-in facility		P		A
Bank without drive-in facility		P		A
Bed and breakfast inn		X		X
Bowling alley		X		X
Car wash		A		A
Child care center	S	A	S	A
Commercial Inn		X		X
Conference center	P	P	S	P
Convenience food store		A		A
Country club		X		X
Eating establishment with drive-in facility		A		A
Eating establishment without drive-in facility		A	S	A
Electric and/or plumbing supply		X	S	P
Electronic Data Storage Center		P	P	P
Emergency care facility	S	P		P
Funeral home		X		X
Golf course		X		X
Golf driving range		X		X
Heliport		S	S	S
Home occupation		X		X
Hotel/motel		P	S	X
Indoor vehicle auctions		X		P
Kennel		X	S	S
Lumber and/or building material sales without outdoor storage		X		P
Lumber and/or building material sales with outdoor storage		X	S	P
Mailing Services	P	A		A
Nursery		X		P
Office	P	P	P	P
Outdoor Storage, Vehicles		X	S	S
Outdoor Storage		X	S	P
Parking lot		P		P
Parking structure, private	S	P	S	P
Printing and/or publication		A		P
Recreation facility		A		A
Retail centers under 100,000 square feet and/or retail uses		X		X
Retail centers over 100,000 square feet		X		X
School, special instruction		P		P

Town Zoning Uses Comparison Table

Service station		A			A
Services, personal	P	A			A
Theatre, indoor		X			X
Vehicle and/or equipment service facility		X			P
Vehicle sales and/or rental facility		X			P
Veterinary hospital		X		S	S
Video rental store with drive-in facility		A			A
Industrial Manufacturing and Warehousing Uses					
Basic Industry		X			X
Distribution Facility		X		S	P
Extraction of Earth Products		X			X
Manufacturing and assembly		X		P	P
Mini-warehouse facility		X			P
Research and development		P		P	P
Warehouse		X		S	P
Institutional and Community Service Uses					
Assisted living residence		X			X
Cemetery		X			X
Club	P	X			P
Commuter Parking Lot		P			P
College or University	P	P			P
Fire and/or rescue facility	P	P		P	P
Golf course		X			X
Hospital		P			X
Library	P	P			P
Museum	P	X			X
Nursing home		X			X
Park, public	P	P		P	P
Parking structure, public		P		S	P
Place of worship	P	S		S	S
Recreation facility	P	A			P
School, general education		P			P
School, public		P			P
School, technical		P		S	P
Temporary commuter parking lot		P			P
U.S. Postal Service	P	P		S	P
Residential Uses					
Single-family detached dwelling		X			X
Single-family attached (townhouse)		X			X
Duplex		X			X
Extended Family Residence		X			X
Multiple-family (6 or more dwelling units)		X			X
Multiple-family (up to 5 dwelling units)		X			X

Town Zoning Uses Comparison Table

Residential cluster development		X			X
Accessory dwelling unit		X			X
Group home		X			X
Utility Uses					
Public utility, major	S	S		S	S
Public utility, minor	P	P		P	P
Telecommunications Facilities					
Antennas	P	P		P	P
Monopoles		P		S	P
Transmission Tower (lattice type)		P		S	P
Temporary Mobile Land-Based Telecom Testing Facility	P	P		P	P

Office Zoning Uses Comparison Table

KEY: Include in new district.

Contained in other listed use.

Do not include in new district.

TP--Office	Town--OI Permitted	County--PDOP Permitted
Regional 1. Office uses, include including corporate headquarters, emerging technologies facilities, other public and private sector office uses, hotels, conference centers, and higher educational facilities and other major office users. 2. Retail and services for daily needs of workers, customers, and businesses in the development, including such uses as personal services (e.g., dry cleaners, hair dressers), business services (e.g., office supplies, copying centers), bank facilities, restaurants, health clubs, and day care facilities.	Commercial Uses <u>Conference center</u> <u>Office</u> <u>Mailing Services</u> <u>Services, personal</u> <u>Telecommunications Facility: Antenna</u> <u>Veterinary Hospital</u> Institutional and Community Service Uses <u>Club</u> <u>College or University</u> <u>Fire and/or rescue facility</u> <u>Library</u> <u>Museum</u> <u>Park, public</u> <u>Recreation facility</u> <u>U.S. Postal Service</u> Utility Uses <u>Public utility, minor</u>	(A) <u>Office, administrative, business and professional</u> (B) <u>Bank or financial institution, pursuant to Section 5-659.</u> (C) <u>Commuter parking lot.</u> (D) <u>Health and fitness center.</u> (E) <u>Office, medical and dental.</u> (F) The following accessory uses shall be permitted provided they are located in the same building as the permitted principal uses primarily served, and provided they occupy in the aggregate not more than twenty percent (20%) of the floor area of such building: (1) <u>Central reproduction and mailing services, and the like.</u> (2) <u>Quick print shop.</u> (3) <u>Restaurant, including carry-out, but excluding drive-through.</u> (4) <u>Establishments for sale of office supplies and service of office equipment.</u> (5) <u>News stand.</u> (6) <u>Pharmacies pursuant to Section 5-659, laboratories, testing,</u>
Community 1. Office uses, including corporate headquarters, emerging technologies facilities, hotels, conference centers, and higher educational facilities 2. Retail and services for daily needs of workers, customers, and businesses in the development, including such uses as personal services (e.g., dry cleaners, hair dressers), business services (e.g., office		

Office Zoning Uses Comparison Table

supplies, copying centers), banking banks, restaurants, health clubs, and day care facilities.		<p>engineering, and research, and establishments for the production, fitting or sale of optical or prosthetic appliances shall be permitted in buildings containing optical establishments or clinics.</p> <p>(7) Personal service establishment.</p> <p>(G) Post office.</p> <p>(H) Adult day care center.</p> <p>(I) Educational institution.</p> <p>(J) Recycling drop-off collection center, small, pursuant to Section 5-607.</p> <p>(K) Printing service.</p> <p>(L) Agriculture, horticulture, forestry, and fishery.</p> <p>(M) Business service establishment.</p> <p>(N) Conference or training center.</p> <p>(O) Library.</p> <p>(P) Park.</p> <p>(Q) Public utility service center, without outdoor storage.</p> <p>(R) Radio and television recording studio.</p> <p>(S) Research, experimental, testing or development activities.</p> <p>(T) Utility substation, dedicated.</p> <p>(U) Water pumping station.</p> <p>(V) Sewer pumping station.</p> <p>(W) Utility substation, distribution, pursuant to Section 5-616.</p>
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Office Zoning Uses Comparison Table

		<p>(X) Church, synagogue and temple.</p> <p>(Y) Child care center, pursuant to Section 5-609.</p> <p>(Z) Telecommunications antenna, pursuant to Section 5-618(A).</p> <p>(AA) Telecommunications monopole, pursuant to Section 5-618(B)(1).</p> <p>(BB) Training Facility.</p>
	<p>Special Exception</p> <p>Commercial Uses</p> <p>Child care center</p> <p>Emergency care facility</p> <p>Parking structure, private</p> <p>Temporary Mobile Land-Based Telecommunications Testing Facility</p> <p>Institutional and Community Service Uses</p> <p>Place of worship</p> <p>Utility Uses</p> <p>Public utility, major</p>	<p>(A) Heliport, helistop.</p> <p>(B) Hospital, pursuant to Section 5-610.</p> <p>(C) Hotel/Motel, pursuant to Section 5-611.</p> <p>(D) Radio, radar and/or television tower.</p> <p>(E) Medical care facility, outpatient only.</p> <p>(F) Uses auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities, personal service establishments, banks and financial institutions, and automobile service stations.</p> <p>(G) Utility substation, transmission, pursuant to Section 5-616.</p> <p>(H) Utility transmission lines, overhead.</p> <p>(I) Telecommunications monopole, pursuant to Section 5-618(B)(2).</p> <p>(J) Fire and/or rescue station.</p> <p>(K) Golf course.</p>

Office Zoning Uses Comparison Table

		<p>(L) Mass transit facilities and stations.</p> <p>(M) Personal service establishment.</p> <p>(N) Restaurant.</p> <p>(O) Sewage treatment plant.</p> <p>(P) Water treatment plant.</p> <p>(Q) Water storage tank.</p> <p>(R) Facility for lessons in dance, gymnastics, judo, and sports training.</p> <p>(S) School, private, accessory to a church.</p> <p>(T) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.</p> <p>(U) Telecommunications tower, pursuant to Section 5-618(C)(2).</p> <p>(V) Police station.</p> <p>(W) School, public.</p>
	Accessory	
	Prohibited	

Office Zoning Dimensions Comparison Table

	TP—OFFICE	Town—O1	County—PDOP
Minimum lot size	--	20,000 square feet	1 acre
Minimum lot width	--	100 feet	--
Minimum lot depth	--	--	--
Yard—front/side/rear	--	20/20/20	--
Yard, road—building	--	75, 50, 25	35 feet
Yard, road—parking	--	75, 50, 25	25 feet
Yard, res—bldg, parking	--	75	100 feet, etc
Yard, other nonres	--	75-10	15 feet
Lot coverage	--	--	0.40
Building height	--	45 feet	45 feet, tiered 1:1
FAR	1.0-0.35/0.6	--	0.60, up to 2 w/ SE
Open space	5% of lot area +	--	0.2 of buildable area

Light Industrial Zoning Uses Comparison Table

KEY: Include in new district.

Contained in other listed use

Do not include in new district.

Town—LI	County—CLI	County—PD-GI
Permitted	Permitted	Permitted
Agricultural Uses <u>Farming</u> <u>Nursery</u> <u>Stable</u> Commercial Uses <u>Electronic Data Storage Center</u> <u>Lumber and/or building material sales without outdoor storage</u> <u>Office</u> <u>Telecommunications Facility: Antenna</u> <u>Temporary Mobile Land-Based</u> <u>Telecommunications Testing Facility</u> Industrial, Manufacturing and Warehousing Uses <u>Manufacturing and assembly</u> <u>Research and development</u> Institutional and Community Service Uses <u>Fire and/or rescue facility</u> <u>Park, public</u> Utility Uses <u>Public utility, minor</u>	(A) Adult day care facility, pursuant to Section 3-907(F). (B) Animal hospital. (C) Bakery, commercial. (D) Business service establishment, pursuant to Section 3-907(F). (E) Child care center, pursuant to Section 5-609(B) and Section 3-907(F). (F) Church, synagogue and temple. (G) Conference or training center, pursuant to Section 3-907(F). (H) Dwelling, single family, accessory to permitted or special exception uses. (I) Educational institution, pursuant to Section 3-907(F). (J) Establishments for assembly, fabrication, processing, production and/or manufacturing of goods or products, pursuant to Section 3-907(H). (K) Fire and/or rescue station. (L) Flex industrial uses, pursuant to Section 5-608. (M) Funeral home or mortuary.	(A) Agriculture, horticulture, forestry or fishery. (B) Bakery, commercial. (C) Distribution facility. (D) Dry cleaning plant. (E) Heavy equipment and specialty vehicle sales, rental, repair and accessory service. (F) Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers,

Light Industrial Zoning Uses Comparison Table

	<p>(N) Health and fitness center, pursuant to Section 3-907(F).</p> <p>(O) Hotel/Motel, 75 rooms or greater, pursuant to Section 5-611 and Section 3-907(F).</p> <p>(P) Mass transit facilities.</p> <p>(Q) Medical care facility, outpatient only, pursuant to Section 3-907(F).</p> <p>(R) Nursery, commercial.</p> <p>(S) Office, administrative, business and professional, pursuant to Section 3-907(F).</p> <p>(T) Park, public.</p> <p>(U) Police Station.</p> <p>(V) Post office, drop off and pick up.</p> <p>(W) Postal service, including overnight mail distribution facility.</p> <p>(X) Printing service.</p> <p>(Y) Public utility service center, without outdoor storage.</p> <p>(Z) Research, experimental, testing or development activities.</p> <p>(AA) Sewer pumping station.</p> <p>(BB) Telecommunications antenna, pursuant to Section 5-618(A).</p> <p>(CC) Telecommunications monopole, pursuant to Section 5-618(B)(1).</p> <p>(DD) Utility substation, dedicated.</p> <p>(EE) Utility substation, distribution, pursuant to Section 5-616.</p> <p>(FF) Veterinary service.</p>	<p>sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.</p> <p>(G) Motor vehicle service and repair, heavy, with accessory motor vehicle sales, pursuant to Section 4-607(J).</p> <p>(H) Motor vehicle service and repair, light.</p> <p>(I) Post office, drop off and pick up.</p> <p>(J) Postal service, including overnight courier collection and overnight mail distribution facilities.</p> <p>(K) Printing service.</p> <p>(L) Park.</p> <p>(M) Public utility service center, with or without outdoor storage yard.</p> <p>(N) Radio and television broadcasting, relay station.</p> <p>(O) Recycling drop-off collection center, small, pursuant to Section 5-607.</p> <p>(P) Research, experimental, testing, or development activities.</p> <p>(Q) Warehousing facility.</p> <p>(R) Wholesale trade establishment.</p>
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Light Industrial Zoning Uses Comparison Table

	<p>(GG) Warehousing facility.</p> <p>(HH) Water pumping station.</p> <p>(II) Wholesale trade establishment.</p>	<p>(S) Water pumping station.</p> <p>(T) Commuter parking lot.</p> <p>(U) Restaurant, carry-out only.</p> <p>(V) Business service establishment, excluding retail sales and outdoor.</p> <p>(W) Contractor service establishment, excluding retail sales.</p> <p>(X) Flex industrial use, pursuant to Section 5-608.</p> <p>(Y) Farm supplies.</p> <p>(Z) Auction house.</p> <p>(AA) Fruit processing, storage.</p> <p>(BB) Home service establishment.</p> <p>(CC) Sewer pumping station.</p> <p>(DD) Storage, building material or contractors equipment, coal, lumber.</p> <p>(EE) Utility substation, distribution, pursuant to Section 5-616.</p> <p>(FF) Storage, outdoor accessory.</p> <p>(GG) Utility substation, dedicated.</p> <p>(HH) Moving and storage company.</p> <p>(II) Telecommunications antenna, pursuant to Section 5-618(A).</p> <p>(JJ) Telecommunications monopole, pursuant to Section 5-618(B)(1).</p> <p>(KK) Telecommunications tower, pursuant to Section 5-618(C)(1).</p> <p>(LL) Vehicle-wholesale auction, pursuant to Section 5-624.</p> <p>(MM) Motor vehicle sales limited to</p>
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Light Industrial Zoning Uses Comparison Table

Special Exception	Special Exception	Special Exception
<p><u>Commercial Uses</u></p> <p><u>Child care center</u></p> <p><u>Conference center</u></p> <p><u>Eating establishment without drive-in facility</u></p> <p><u>Electric and/or plumbing supply</u></p> <p><u>Heliport</u></p> <p><u>Hotel/motel</u></p> <p><u>Kennel</u></p> <p><u>Lumber and/or building material sales with outdoor storage</u></p> <p><u>Outdoor storage</u></p> <p><u>Outdoor storage, Vehicles</u></p> <p><u>Parking structure, private</u></p> <p><u>Telecommunications Facility: Monopole</u></p> <p><u>Telecommunications Facility:</u></p> <p><u>Transmission Tower</u></p> <p><u>Veterinary hospital</u></p> <p>Industrial, Manufacturing and Warehousing Uses</p> <p><u>Distribution Facility</u></p> <p><u>Warehouse</u></p> <p>Institutional and Community Service Uses</p> <p><u>Place of worship</u></p> <p><u>School, technical</u></p> <p><u>U.S. Postal Service</u></p> <p>Utility Uses</p>	<p>(A) <u>Art Gallery:</u></p> <p>(B) <u>Automotive Service Station</u></p> <p>(C) <u>Bank or Financial Institution</u>, pursuant to Section 5-659.</p> <p>(D) <u>Convenience food store with or without gas pumps</u></p> <p>(E) <u>Convention Facility</u></p> <p>(F) <u>Car wash</u></p> <p>(G) <u>Contractor Service Establishment</u></p> <p>(H) <u>Distribution Facility</u></p> <p>(I) <u>Heliport or helistop</u></p> <p>(J) <u>Kennel, indoor</u>, pursuant to Section 5-606.</p> <p>(K) <u>Motor vehicle rental</u></p> <p>(L) <u>Motor vehicle sales</u></p> <p>(M) <u>Motor vehicle service and repair</u>, light.</p> <p>(N) <u>Museum or Exhibition Facility</u></p> <p>(O) <u>Personal service establishment</u></p> <p>(P) <u>Private club or lodge</u></p> <p>(Q) <u>Public utility service, with outdoor storage</u></p> <p>(R) <u>Radio, radar and/or television tower</u></p> <p>(S) <u>Restaurant</u></p> <p>(T) <u>Retail sales establishment</u></p> <p>(U) <u>Sewage treatment plant</u></p> <p>(V) <u>Telecommunications monopole</u>, pursuant to Section 5-618(B)(2).</p>	<p>racecars.</p> <p>(NN) <u>Training Facility</u></p> <p>Special Exception</p> <p>(A) <u>Asphalt mixing plant</u>, pursuant to 4-607(H).</p> <p>(B) <u>Auction facility, livestock</u>, pursuant to 4-607(H).</p> <p>(C) <u>Automobile graveyard, junk yard</u>, pursuant to 4-607(H).</p> <p>(D) <u>Borrow pit for road construction</u>, pursuant to 4-607(H).</p> <p>(E) <u>Storage, bulk gasoline, petroleum products, and natural gas</u>, pursuant to 4-607(H).</p> <p>(F) <u>Church, synagogue, temple, and mosque</u></p> <p>(G) <u>Civic, social, fraternal association meeting place</u></p> <p>(H) <u>Concrete mixing plant</u>, pursuant to 4-607(H).</p> <p>(I) <u>Utility generating plant and transmission facility</u>, pursuant to 4-607 (H).</p> <p>(J) <u>Storage, mini-warehouse</u></p> <p>(K) <u>Firearm range, indoor</u></p> <p>(L) <u>Sewage treatment plant</u>, pursuant to 4-607(H).</p> <p>(M) <u>Solid waste incinerator, landfill or transfer station</u>, pursuant to 4-607(H).</p> <p>(N) <u>Uses auxiliary to permitted principal</u></p>

Light Industrial Zoning Uses Comparison Table

<p><u>Public utility, major</u></p>	<p>(W) <u>Telecommunications tower,</u> pursuant to Section 5-618(C)(2). (X) <u>Utility substation, transmission,</u> pursuant to Section 5-616. (Y) <u>Utility transmission lines, overhead</u> (Z) <u>Water storage tank</u> (AA) <u>Water treatment plant</u></p>	<p>uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total developed floor area of the zoning district.</p> <p>(O) <u>Water treatment plant,</u> pursuant to 4-607(H).</p> <p>(P) <u>Telecommunications monopole,</u> pursuant to Section 5-618(B)(2).</p> <p>(Q) <u>Utility transmission lines, overhead</u></p> <p>(R) <u>Outdoor sales area, accessory</u></p> <p>(S) <u>Sawmill,</u> pursuant to 4-607(H).</p> <p>(T) <u>Vegetative waste management facility,</u> pursuant to 4-607(H).</p> <p>(U) <u>Veterinary service</u></p> <p>(V) <u>Animal hospital</u></p> <p>(W) <u>Utility substation, transmission,</u> pursuant to Section 5-616.</p> <p>(X) <u>Bus terminal</u></p> <p>(Y) <u>Fire and/or rescue station</u></p> <p>(Z) <u>Kenel,</u> pursuant to Section 4-607(H).</p> <p>(AA) <u>Material recovery facility,</u> pursuant to 5-607(D), and Section 4-607(H).</p> <p>(BB) <u>Recycling drop off collection center, large,</u> pursuant to Section 5-</p>
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Light Industrial Zoning Uses Comparison Table

		<p>607, and Section 4-607(H).</p> <p>(CC) Personal service establishment.</p> <p>(DD) Motor vehicle rental, with outdoor vehicle storage only.</p> <p>(EE) Mass transit facilities and stations, pursuant to Section 4-607(H).</p> <p>(FF) Golf course.</p> <p>(GG) Automobile service station.</p> <p>(HH) Printing service plant.</p> <p>(II) Water storage tank.</p> <p>(JJ) Health and fitness center.</p> <p>(KK) Crematorium.</p> <p>(LL) School, private, accessory to a church.</p> <p>(MM) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.</p> <p>(NN) Car wash, accessory to a convenience food store, pursuant to Section 5-617.</p> <p>(OO) Parking Lot/Valet Service, Long-Term.</p> <p>(PP) Telecommunications tower, pursuant to Section 5-618(C)(2).</p> <p>(QQ) Police station.</p> <p>(RR) Outdoor Storage, Vehicles.</p> <p>(SS) School, public, pursuant to 4-607(H).</p> <p>(TT) Storage of empty solid waste vehicles and containers.</p> <p>(UU) Motorcycle or ATV sales, rental,</p>
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Light Industrial Zoning Uses Comparison Table

		repair and associated service
	Accessory	Accessory
	<p>(1) Administrative office for permitted and/or special exception uses, not to exceed 20 percent of the floor space of the principal use.</p> <p>(2) Warehousing, indoor storage and distribution associated with a permitted use, but excluding the bulk storage of gasoline, petroleum products, natural gas and chemicals.</p> <p>(3) Retail sales and personal service uses for permitted and/or special exception uses, not to exceed 10 percent of the floor space of the principal use.</p> <p>(4) Outdoor storage for permitted and/or special exception uses, not to exceed 25 percent of the gross floor area of the principal use. No storage of any kind shall be permitted within any required yard.</p> <p>(5) Restaurant and restaurant carry-out.</p>	
	Prohibited	Prohibited
	<p>(1) Alcoholic beverage manufacturing.</p> <p>(2) Ammonia, bleaching powder or chlorine manufacture.</p> <p>(3) Blast furnace.</p> <p>(4) Boiler works.</p> <p>(5) Chemicals and acid manufacture or</p>	<p>(1) Alcoholic beverage manufacturing.</p> <p>(2) Ammonia, bleaching powder or chlorine manufacture.</p> <p>(3) Blast furnace.</p> <p>(4) Boiler works.</p> <p>(5) Chemicals and acid manufacture or</p>

Light Industrial Zoning Uses Comparison Table

	storage.	storage.
	<p>(6) Distillation of coal, wood or bones. (7) Distillation of turpentine or varnish. (8) Dye works. (9) Emery cloth manufacture. (10) Fertilizer manufacture. (11) Fireworks. (12) Fish canning, curing, grinding or smoking. (13) Garbage incineration other than in municipal plants. (14) Glue, size or gelatin manufacture. (15) Grinding, cooking, boiling, rendering or storing of slaughter-house refuse, animal refuse, rancid fats or refuse of dead animals. (16) Iron, steel or copper works, foundries or smelting facilities. (17) Lime, cement, concrete gypsum, plaster of paris or mortar manufacture. (18) Mixing or batching plants for asphalt, concrete, brick or other paving and construction materials. (19) Petroleum, alcohol or asphalt refining, mixing or manufacture or storage. (20) Pyroxylin or celluloid manufacture. (21) Pulverizing of charcoal or coal. (22) Soap manufacture. (23) Stockyards.</p>	<p>(6) Distillation of coal, wood or bones. (7) Distillation of turpentine or varnish. (8) Dye works. (9) Emery cloth manufacture. (10) Fertilizer manufacture. (11) Fireworks. (12) Fish canning, curing, grinding or smoking. (13) Garbage incineration other than in municipal plants. (14) Glue, size or gelatin manufacture. (15) Grinding, cooking, boiling, rendering or storing of slaughter-house refuse, animal refuse, rancid fats or refuse of dead animals. (16) Iron, steel or copper works, foundries or smelting facilities. (17) Lime, cement, concrete gypsum, plaster of paris or mortar manufacture. (18) Mixing or batching plants for asphalt, concrete, brick or other paving and construction materials. (19) Petroleum, alcohol or asphalt refining, mixing or manufacture or storage. (20) Pyroxylin or celluloid manufacture. (21) Pulverizing of charcoal or coal. (22) Soap manufacture. (23) Stockyards.</p>

Light Industrial Zoning Uses Comparison Table

	<p>(24) Tanning, curing or storing of raw hides or skins.</p> <p>(25) Tetra-ethyl lead precipitate liquid manufacture.</p> <p>(26) Vinegar manufacture.</p> <p>(27) Wool pulling and scouring.</p> <p>(28) Material recovery facility.</p> <p>(29) Any other use similar to the above excepted uses which is likely to be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other causes.</p>	<p>(24) Tanning, curing or storing of raw hides or skins.</p> <p>(25) Tetra-ethyl lead precipitate liquid manufacture.</p> <p>(26) Vinegar manufacture.</p> <p>(27) Wool pulling and scouring.</p> <p>(28) Material recovery facility.</p> <p>(29) Any other use similar to the above excepted uses which is likely to be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other causes.</p>
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Light Industrial Zoning Dimensions Comparison Table

	Town—LI	County—CLI	County—PD-GI
Minimum lot size	40,000 square feet	2 acres	1 acre
Minimum lot width	200 feet	200 feet	--
Minimum lot depth	--	200 feet	--
Yard—front/side/rear	50/20/20	--	--
Yard, road—building	--	35 feet	35 feet
Yard, road—parking	--	25 feet	25 feet
Yard, res—bldg, parking	--	25 feet	100 feet, etc
Yard, other nonres	--	25, 10 feet	15 feet
Lot coverage	--	0.45	0.45
Building height	50, 4 stories	45 feet	45 feet, tiered 1:1
FAR	None	0.30	0.40
Open space	--	0.1 of buildable area	0.2 of buildable area

agrees to buy two (2) parcels totaling 9.51 acres, more or less, for the amount of Seven Hundred Twenty Thousand Dollars \$720,000.00. Said properties are identified as MCPI # 513-49-9901-000 and 513-40-0506-000 and are located in the Blue Ridge Magisterial District at 13297 and 13303 Harpers Ferry Road, Purcellville, Virginia 20132. The Board's approval is contingent upon the determination by the Director of Office of Capital Construction that the due diligence studies provided for in said contract have been completed and that no matter was discovered as a result of said studies that would warrant cancellation of the contract. The County Administrator or in his absence, the Deputy County Administrator, is authorized to sign the deed approved as to form by the County Attorney, conveying the property to the County and indicating that the conveyance is accepted by the Board of Supervisors pursuant to Va. Code, Section 15.2-1803. The County Attorney, or an authorized representative of his office, is authorized to attend settlement and execute such additional documents as may be reasonable and necessary to consummate the purchase. (Seconded by Supervisor Miller. The motion passed 9-0.)

Staff Contact: John Carlton, County Attorney's Office

CHENOA C. ABBOTT AND DENNIS A. STEWART ADU PROPERTY

Vice Chairman Buckley moved that the Board of Supervisors ratify the action of the County Attorney in filing the lawsuit on April 21, 2008, to enjoin the foreclosure sale on the ADU property owned by Chenoa C. Abbott and Dennis A. Stewart, and to continue legal proceedings to maintain this ADU in the County's ADU Program. (Seconded by Supervisor Waters. The motion passed 9-0.)

Staff Contact: Jack Roberts, County Attorney

COMPLIANCE WITH THE AFFORDABLE DWELLING UNIT PROGRAM AND COVENANTS

Vice Chairman Buckley moved that the Board of Supervisors generally authorize the County Attorney to bring any actions necessary to enforce compliance with the Affordable Dwelling Unit Program and Covenants in order to maintain ADU housing units in the ADU Program or to recover money transferred in violation of the ADU Program. (Seconded by Supervisor McGimsey. The motion passed 9-0.)

Staff Contact: Jack Roberts, County Attorney

INITIATION OF ZONING MAP AMENDMENT FOR THE CROSSTAIL PROPERTY

Supervisor Kurtz moved that the Board of Supervisors adopt the following resolution initiating a zoning map amendment for the Crosstrails property, a copy of which was presented at this meeting and a copy of which will be provided to the Clerk. (Seconded by Supervisor Burk. The motion passed 9-0.)

WHEREAS, the property known as "Crosstrail" is located in the unincorporated area of the County of Loudoun, adjacent to the Town of Leesburg;

WHEREAS, the portion of Crosstrail lying east of the Dulles Greenway is adjacent to the Leesburg Municipal Airport;

WHEREAS, the County previously zoned the Crosstrail property for low density development consistent with the lack of central utilities, the proximity to the airport, the character of the area, lack of access to the Dulles Greenway, and adjacent planned uses in the Rural and Transition Policy Areas under the 2001 *Revised General Plan*;

WHEREAS, the owner of the Crosstrail property submitted a zoning application in 2005 that proposed developing the property for a mix of uses, including a substantial residential component of over 1000 units;

WHEREAS, the County's comprehensive plan provided that the Town would be the eventual utility provider for the Crosstrail property;

WHEREAS, the County denied the Crosstrail rezoning application because, among other reasons, it did not conform to the comprehensive plan in many respects, it requested inappropriate and unacceptable modifications to numerous Zoning Ordinance requirements, and it included a substantial residential component incompatibly located adjacent to the airport and inconsistent with the long-term economic development goals of the County and Town;

WHEREAS, the Town of Leesburg is willing to provide central utilities to the Crosstrail property for appropriate commercial development and to negotiate an agreement to annex that property into its corporate limits;

WHEREAS, the Dulles Greenway has recently completed construction of the Battlefield Parkway and Shreve Mill Road interchanges, significantly improving access to the property;

WHEREAS, the Town and County wish to ensure that the zoning of the Crosstrail property promotes economic development along this portion of the Dulles Greenway and allows appropriate non-residential uses that are compatible with the Leesburg Municipal Airport;

WHEREAS, the PD-IP (Planned Development-Industrial Park) zoning classification provides a range of non-residential uses, including office park uses and is consistent with the County and Town comprehensive plans for the portion of the Crosstrail property lying east of the Dulles Greenway, considering among other factors the recently constructed access to the Greenway and the willingness of the Town to provide utilities; now, therefore,

BE IT RESOLVED that the Board of Supervisors hereby initiates a rezoning of the following property to the PD-IP (Planned Development-Industrial Park) classification:

The property designated Parcel Identification Number (PIN)
234388113; and

That portion of the property designated PIN 235201246 lying east of the Dulles Greenway (specifically excluding the portion west of the Greenway, which will retain its AR-1 classification).

BE IT FURTHER RESOLVED that this zoning action is referred to the Planning Commission and that the Planning Commission is requested to conduct its public hearing and make its recommendation to the Board as soon as possible, but no later than 90 days from the approval of this Resolution; and

BE IT FURTHER RESOLVED that the initiation of this zoning map amendment is required by the public necessity, convenience, general welfare and good zoning practice, and is in furtherance of the comprehensive plan for the County.

Staff Contact: Jack Roberts, County Attorney

VIRTS HOLDINGS LLC PROPERTY

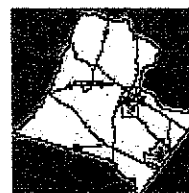
Supervisor Kurtz moved that the Board of Supervisors ratify and approve that certain contract, whereby Virts Holdings, LLC agrees to sell and the County agrees to buy 11.43 acres, more or less, for the amount of Three Hundred Thousand dollars (\$300,000). Said property is identified as MCPI # 346-36-7436, and is located in the Leesburg Magisterial District adjacent to the Sycolin Road Government Support Center.

The Board's approval is contingent upon a determination by the Director of the Office of Capital Construction that the due diligence studies provided for in said contract have been completed and that no matter was discovered as a result of said studies that would warrant cancellation of the contract.

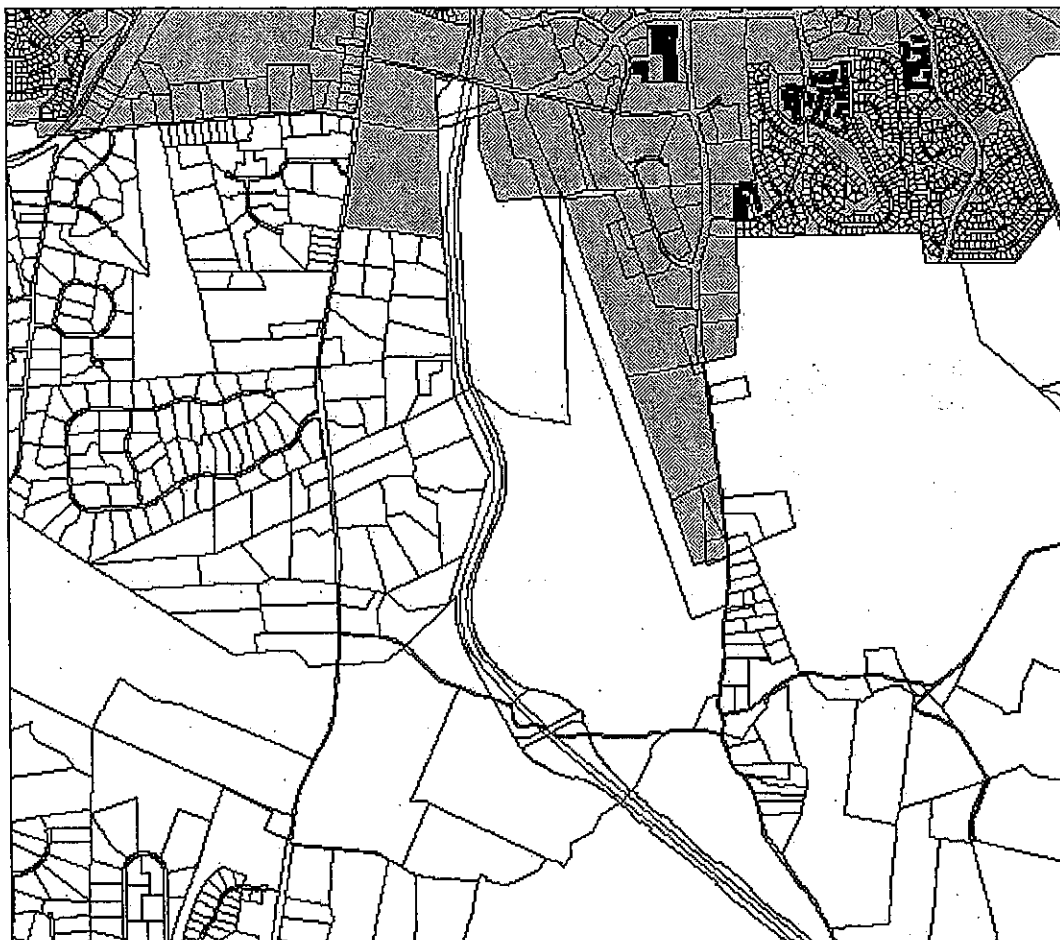
The County Administrator, or in his absence the Deputy County Administrator, is authorized to sign a deed approved as to form by the County Attorney, conveying the property to the County and indicating that the conveyance is accepted by the Board of Supervisors pursuant to Va. Code, section 15.2-1803. The County Attorney, or an authorized representative of his office, is authorized to attend settlement and execute such additional documents as may be reasonable and necessary to consummate the purchase.

Supervisor Kurtz further moved the Board of Supervisors authorize the use of \$300,000 from capital project contingency funds for the purchase of the property. (Seconded by Supervisor Burk. The motion passed 9-0.)

Loudoun County Mapping System



7,081,861



7,067,311

11,740,869

Map Width=16,633 feet

11,757,503

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